



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-2 – ADVISORY STAFF REPORT (5-08-2026)

This advisory report, prepared by staff, represents the opinion and advice of professional staff, and does not represent nor direct the separate review and decision of the Historic District Commission. This report serves as an addendum to SR-1, an objective staff summary of the proposal and property.

ADDRESS: 892 W. BOSTON BOULEVARD (EDWARD FISHER RESIDENCE)

MEETING DATE: 05-13-2026

APPLICATION NUMBER: HDC2026-00193

SCOPE: INSTALL LANDSCAPING AND HARDSCAPING, CONSTRUCT POOL

ADVISORY STAFF REPORT PREPARED BY: E. THACKERY

STAFF OBJECTIONS TO APPROVAL:

This first section describes itemized conclusions/concerns, which, in staff's professional opinion, would prevent the issue of an unconditional Certificate of Appropriateness (COA). "None" means staff has no objections and believes a COA is warranted, with no conditions. The Historic District Commission is not required to accept staff opinions or recommendations.

1. The active ingredient in the proposed masonry cleaner is not provided. A test patch will be necessary.
2. A photo of cleaned stone pavers next to proposed replacement paver samples will be needed to confirm color and material match for the pavers before work begins.
3. Any mortar used in the stone repairs needs to match the historic mortar and be softer than the stone.
4. The proposed expansion of the driveway at the front of the house from the sidewalk (where it is currently 9'6" wide) to its proposed widest point (about 15' 2") would substantially alter the historic expression.
5. The service court bricks are historic, character-defining features and their removal would diminish the property's historic character.
6. Dimensioned drawings for the south fountain's water feature have not been included in the proposal.
7. For the rebuilding of the service court wall, dimensions of the current and proposed wall have not been provided in the proposal, and a clear photo of the sample replacement material against the existing material has not been provided.

STAFF ANALYSIS AND DISCUSSION:

This second section expands on the reasoning and analysis leading to staff's conclusions given in the first section above. The Historic District Commission is not required to accept staff opinions or recommendations.

- The original designers for this property included architect Richard Marr and landscape

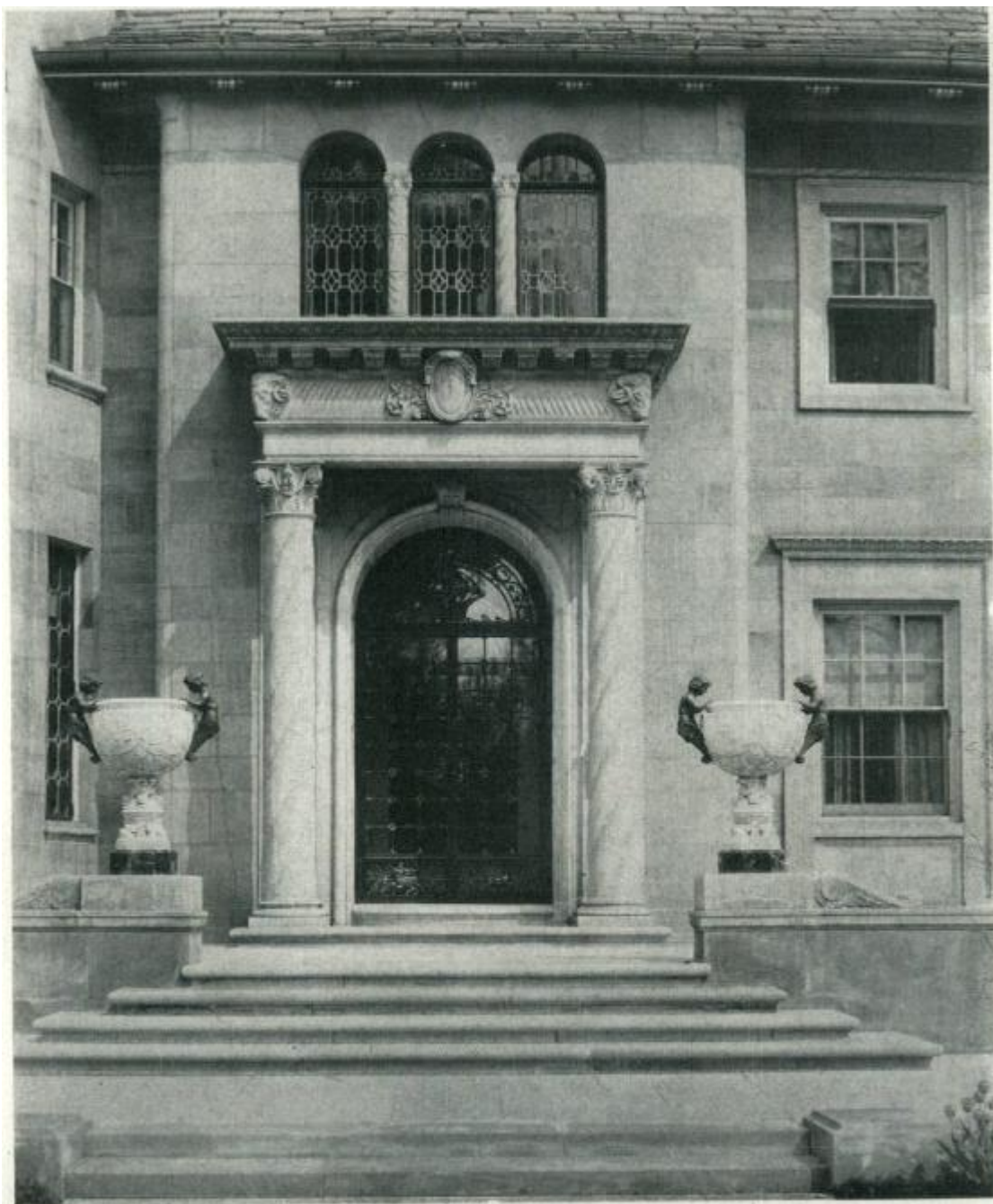
architect Bryant Fleming. Fleming (1877-1946) was a prominent landscape architect and remains nationally renowned. He specialized in landscape designs for country estates, and his client list included Andrew Carnegie (Lenox, MA), William Scripps (Orion, MI), Alfred Fisher (Detroit), and Avery Coonley (Riverside, IL), among many others.

- Fleming was also a co-founder of the landscape architecture program at Cornell University, and he served on the faculty for many years.
- When he passed away, his obituary was published in the *New York Times*, and The Cultural Landscape Foundation has a dedicated webpage recognizing him as a Pioneer in the field of landscape architecture.
- He has an entry in the National Park Service's *Pioneers of American Landscape Design II: An Annotated Bibliography* (1995).
- He was a practicing architect as well, and was retained as both architect and landscape architect for many projects including the Wesson Seyburn residence in Detroit, several estates in Nashville, and lumber baron Robert Carrier's residence in Memphis, TN.
- Locally, as the landscape architect, he designed many yards and grounds for prominent residents in Detroit and Grosse Pointe, including both Alfred and William Fisher (and Edward Fisher of course), E. H. Butler, and B. E. Taylor, all of Detroit; Henry Burns, Roy D. Chapin, and Roy Chopin, all of Grosse Pointe; and Albert Stahelin of Bloomfield Township.
- The original landscape plans and blueprints for 892 W. Boston have not been located by staff (many of Fleming's plans and blueprints are held at Cornell University, but this commission is not among them). However, historic photos included in the application (and a previous application) show that the hardscape, terraces, and sightlines that Mr. Fleming planned remain. Some of his plantings may remain as well, but staff could not verify that.
- The Edward Fisher Residence was featured in *The Architectural Record* in February 1926, and the photos and floorplan from that article show that the property retains a high level of integrity.



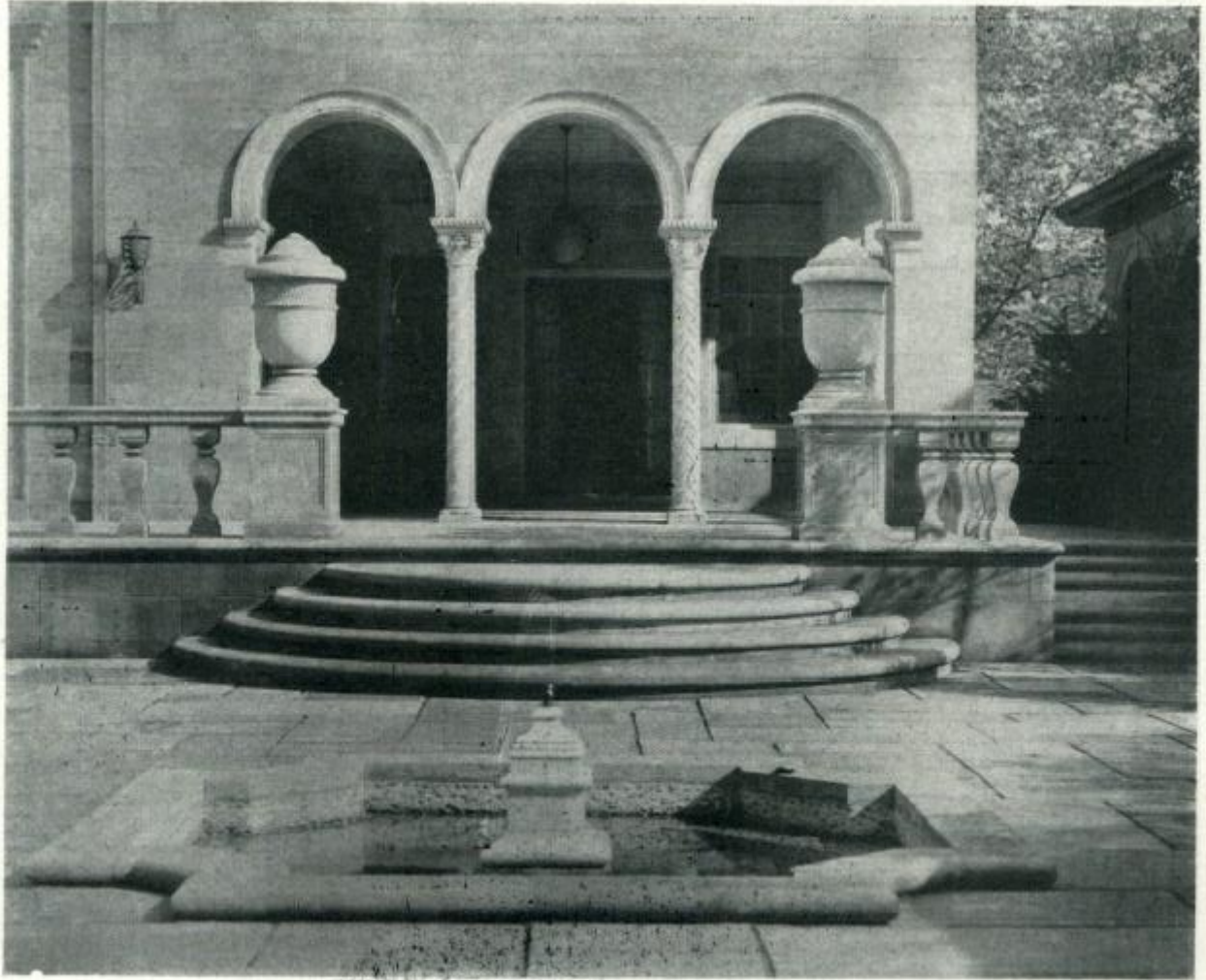
RESIDENCE OF EDWARD F. FISHER, ESQ., DETROIT, MICHIGAN
Richard H. Marr, Architect
Bryant Fleming, Landscape Architect

The house, featured in The Architectural Record (February 1926). The house remains the same. The shrubs have changed (evergreens are in their place) and the urns on the front terrace have been replaced.



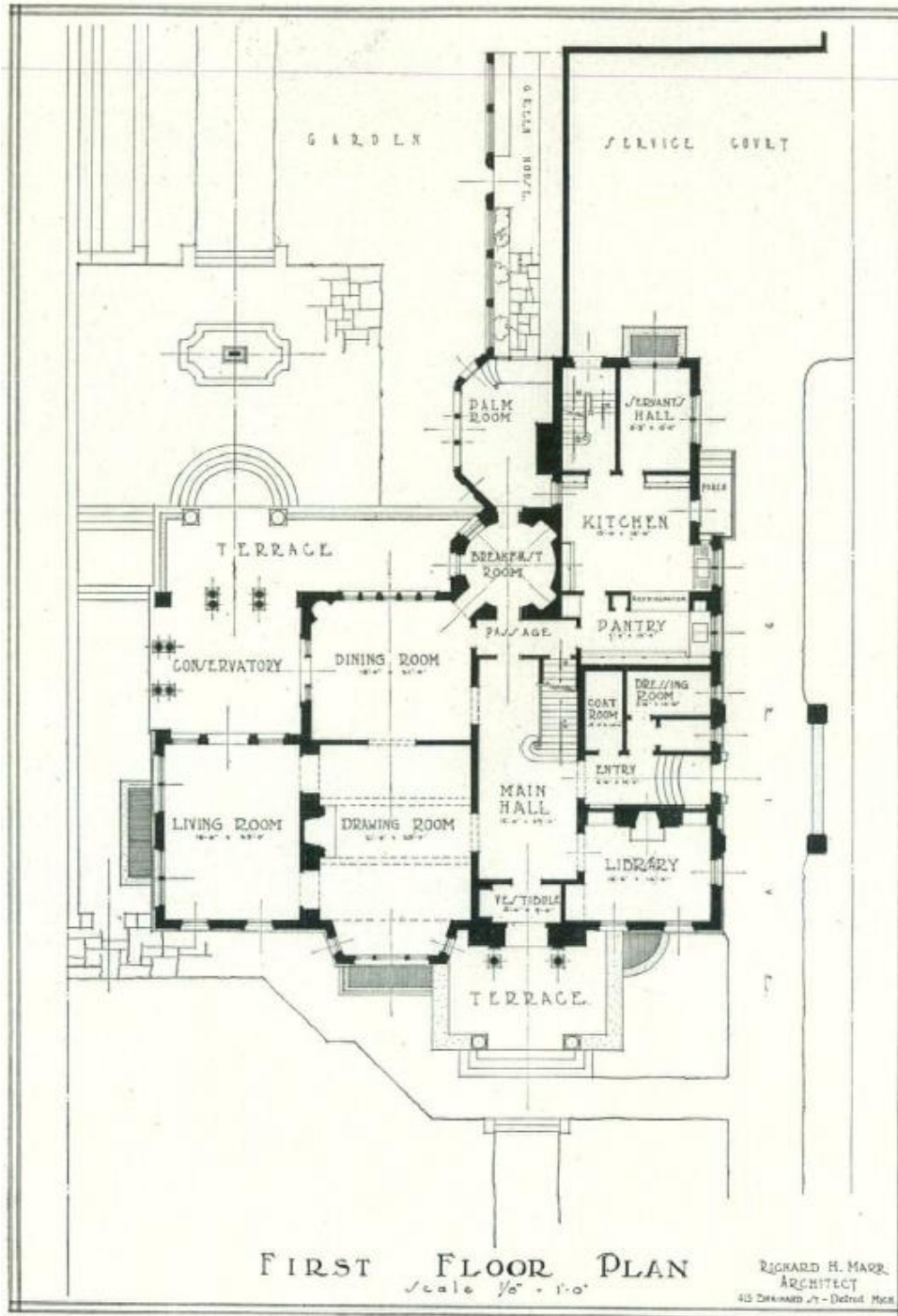
RESIDENCE OF EDWARD F. FISHER, ESQ., DETROIT, MICHIGAN
Richard H. Marr, Architect

The house's entrance and front terrace and steps. All of the features shown remain intact other than these urns, which have been replaced. (The Architectural Record, February 1926)



RESIDENCE OF EDWARD F. FISHER, ESQ., DETROIT, MICHIGAN
Richard H. Marr, Architect

Rear of the house (north end), terrace, and south water feature. The round arches to the sheltered porch just outside the conservatory remain as shown, but doors have been installed between them to enclose the porch. The limestone fountain has been replaced by a more decorative fountain with a sculpture and bowl on a base, but the simpler limestone fountain shown here is proposed to be replicated and reinstalled. The limestone terrace and steps remain, and the pavers have been replaced with pavers. (The Architectural Record, February 1926)



First-floor plan as shown in the February 1926 Architectural Record. The south water feature is shown, along with stone pavers on paths. The rear terrace, steps, south water feature, and paved path to the north water feature (north of this plan) create an axis and an intentional view. Shown is a greenhouse that connected the palm room to the garage. That connector has been removed, but staff has not been able to determine when. Also shown is the service court, small kitchen porch, porte-cochere, drive, front entry walk/terrace/plaza, and west-side walk/courtyard. These spaces are all included in the proposed scope of work.

The historic plan indicates that the geometric circulation paths that Mr. Fleming designed of stone pavers that complement the house and the water features deliberately placed on an axis impose a formal order to the property that integrates the yards with the Italian Renaissance house and its architectural details. Staff finds that, at this property, the landscape features greatly contribute to the property's historic character are nearly as important as the house's architectural features. This finding aligns with Boston-Edison's Element of Design #14, which states, "Where an original or early arrangement of house and grounds included, and still includes, landscaped lots which form part of the landscaping plan for the residence, such landscaped lots have significant landscape features."

The proposed scope of work includes the following items. Staff analysis follows each scope item.

- **Replace front entry walkway**
 - Remove existing concrete and pavers.
 - Install new exposed aggregate concrete in the same width as existing.
 - **Staff analysis:** The existing front walk, in staff's opinion, is a replacement that has been insensitively patched. The historic photo below shows that the original walk had been close in color to the sidewalk, and it appears to staff that it was concrete, without a dyed portion. As such, staff finds that the proposed concrete installation for the front entry walk is a restoration of a missing feature, meeting the Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings.



From application materials. The existing dyed concrete and paver combination is shown on left. In the historic photo to the right, the entry walk looks like concrete, similar to the public sidewalk, but it is difficult to discern the material with certainty. The drive was brick in historic photos.



Front walk, current conditions. Insensitive patches are evident. Staff photo, March 2026.



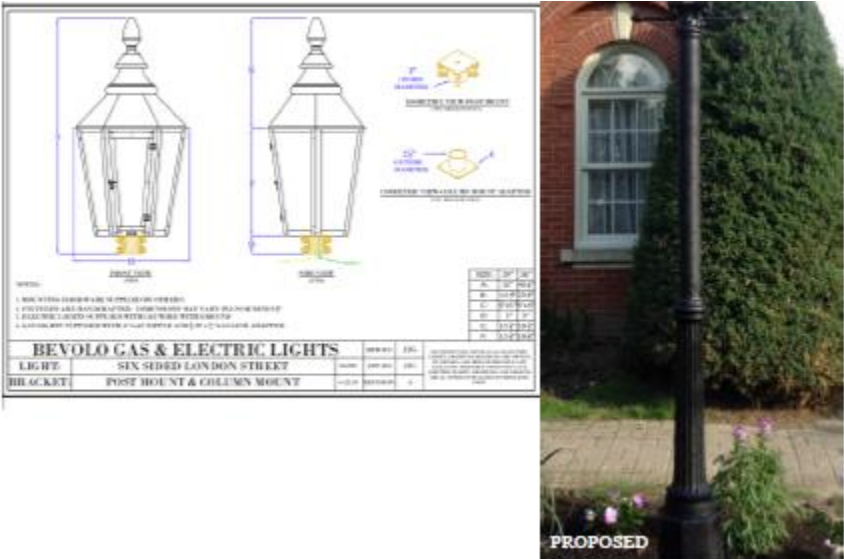
Detail of historic photo above from application materials. It appears to staff that there is a crack in the entry path near the sidewalk, which indicates to staff that this path was concrete and not pavers or bricks (like the drive).

- **Replace front yard lanterns on poles**
 - Remove existing gas lanterns (installation date unknown)
 - Install new gas light poles and lanterns in same size and height as existing
 - **Staff analysis:** The existing lights on poles are not original, and their age is

unknown. Staff does not find that they have acquired historic significance or are character defining. Staff finds the proposed gas lights to be compatible with the house and site in size, scale, proportion, and materials (copper and cast aluminum).



Photo of the front of the house with the existing gas lanterns on poles, from applicant’s materials.



Proposed gas lanterns and pole, in the same size as the existing lantern and pole. From applicant materials.

- **Clean and restore front yard/entry plaza, steps, porch surface and walls, piers, curb, and west-side courtyard walk flatwork, as well as the upper terrace in the rear yard**
 - Apply Klentzone masonry cleaner, soft brushing, rinse
 - Replace cracked or broken pieces in kind, with stone that matches the historic
 - Replace broken limestone curb with matching limestone curb
 - **Staff analysis:** In this case, the *house’s* surfaces are not included in the cleaning

- proposal. Instead, the stonework that is part of the porches, plazas, and landscaping is proposed to be cleaned. In this case, however, because the stone features around the property (including at the front porch, steps, and entry plaza, on the west-side courtyard walk, and at the rear yard's upper terrace) are historic, significant, character-defining features, they must be cleaned and repaired with care and caution. The Commission's masonry cleaning guidelines require that if a chemical cleaner is proposed, the proposal must specify the actual chemical agent (not just the brand name), method/pressure to be applied, and the rinse description and method/pressure, and a test patch is required. As long as: Klenztone is gentle and non-damaging, low-pressure water/a household hose rinse is used, and landscaping and other surfaces will be protected, the Masonry Cleaning Guidelines will be met. The Secretary of the Interior's Standards for Rehabilitation will also be met because historic materials will not be removed or damaged by the work.
- The stone pavers and limestone curb were matched by the applicant; photos in the submission materials (also included below) show the proposed stone next to the existing stone pavers, but it is difficult to evaluate the proposed match prior to cleaning.

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FRONT YARD

Masonry Staircases, Walls, & Piers



Existing masonry staircases, walls, & piers to remain. Wash and tuckpoint to clean up.

Photos of existing conditions at the front of the house where washing is proposed to remove dirt, and broken or cracked pieces are proposed to be replaced with matching materials. (From applicant materials)

FRONT YARD

Entry Porch



Existing entry porch flatwork and walls to remain. Wash, tuckpoint, and replace missing pieces. Match with Buff Tayko natural stone.

Photos (above and below) of existing conditions at the front of the house where washing is proposed to remove dirt, and cracked or broken pieces are proposed to be replaced with materials that match historic materials. (From application)

FRONT YARD

Entry Plaza



Existing entry plaza flatwork and walls to remain. Wash, tuckpoint, and replace missing pieces. Match with Buff Tayko natural stone.

Courtyard Walk



Wash and tuckpoint existing courtyard walkway and steps to clean up.

Photos from applicant materials of west-side courtyard walk (connecting backyard to front yard), above, and the rear yard's upper terrace, below. As in the front yard around the front entry, this stone will be cleaned. Any cracked or broken pieces will be replaced with stone matching the historic.

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REAR YAKU

Upper Terrace

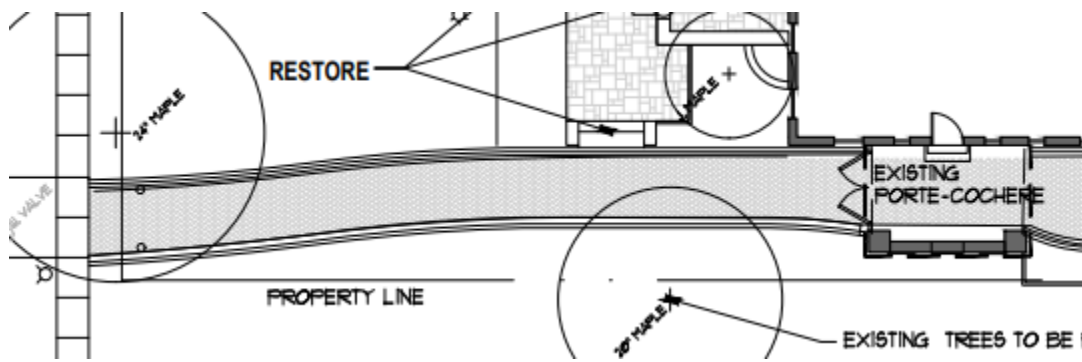


Wash and tuckpoint existing upper terrace patio and steps to clean up. Replace missing pieces with matching Buff Tayko pavers.

- **Remove driveway and service court brick. Lay new base, re-lay bricks between sidewalk and porte cochere, and widen drive. Replace service court surface with concrete.**
 - Drive will remain the current width at the sidewalk and will begin to widen almost immediately toward the porte cochere and carriage house.
 - Currently, the driveway is about 9' 6" wide at the sidewalk and it stays approximately that wide all the way up to the porte cochere. The current drive takes a slight westward curve to come close to the house and under the porte cochere.

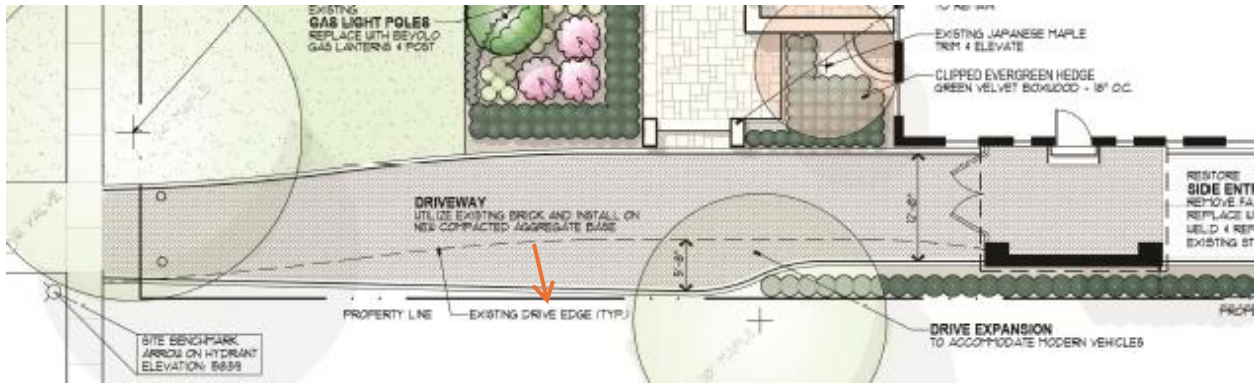


The existing, historic driveway is about 9'6" wide at the sidewalk and remains that width up to the porte cochere, curving westward slightly toward the house to tuck under the porte cochere.



Existing configuration of driveway, as shown in applicant materials. This configuration matches the photo above.

- Proposed is that the drive will remain the same width where it meets the sidewalk (approximately 9' 6"), but instead of the east edge of the drive jogging slightly westward, that curve will be flattened and pushed to the east so that the east edge of the drive will be along the east property line and the driveway will gain 5'8" about a third of the way up the drive and continue at that width almost to the porte cochere.



Proposed driveway, from applicant materials. Staff's red arrow indicates the proposed wider drive. The driveway would increase by about 5'8".



The proposal is to widen the drive along its middle, keeping its beginning point at the sidewalk as it is, adding about 5'8" along the middle, and then curving west toward the porte cochere to add about 2.5' to the end point at the porte cochere. Staff drew a white line roughly where the end point at the porte cochere is proposed, and the yellow line is staff's estimate of where the proposed drive would be at its widest point. (Staff photo, April 2026)

- Most of the driveways on W. Boston between Hamilton and Third are between 8 and 10 feet wide at the sidewalk. Staff measured the widths (at the sidewalk) of 12 nearby driveways on both sides of W. Boston between Hamilton and Third. Seven driveways (of 12 measured) were between 8 and 10 feet wide at the sidewalk, four drives were between 11 and 13 feet wide, and one (the driveway next to 892) measured 16 feet wide. (The non-contributing, 1960s house at the southeast corner of Hamilton and West Boston has a very suburban form with a wide, modern subdivision-type driveway that is atypical for the neighborhood, and it was excluded from this driveway study.) 892 W. Boston Boulevard's current driveway width at 9' 6" wide is average for the block, and widening it to approximately 15' 2" would make it the second-widest on this block. Additionally, it would widen the drive along much of its visible length (next to the front yard) by about 40%.
- Staff analysis:** Boston-Edison's Elements of Style Element 13 states that "Straight side driveways leading from the street to rear garages are the norm..." and that "These driveways are paved in asphalt, concrete, or brick." The brick driveway is a historic, character-defining feature of the property and it relates historically and functionally to the porte cochere. While the drive is proposed to remain its historic width at its base at the sidewalk, for much of the rest of the visible, front-yard portion of the driveway, it would be 40% wider than the historic width, wider than almost every other driveway on the block, and wider than the porte cochere for much of its length. (Near the porte cochere, the drive would reduce so that the driveway's eastern edge would curve back toward the porte cochere to meet its easternmost columns.) It is staff's opinion that the driveway could be slightly widened and still be compatible and proportional, but it is staff's opinion that the current proposal expands the driveway too much. As Standard 9 states, "The new work shall be...compatible with the massing, size, scale, and architectural features to protect the integrity of the property and its environment." It is staff's opinion that the proposed driveway expansion along the front lawn is wider than would be compatible.



This staff photo from April 2026 shows the width of the rear drive/service court, and the edge of the service court is the eastern property boundary. For much of the front driveway as per the proposal, the eastern edge of the drive would also be the property boundary. Also shown are the service court bricks and these would be removed, used to widen the front drive and replace broken bricks, and replaced with poured exposed aggregate concrete.



Staff photo from April 2026 of a portion of the driveway from the front to the carriage house. The drive is one continuous, character-defining surface from sidewalk to carriage house.

- Service court: Bricks for widening would come from the service court in front of the garage
- Pour new exposed aggregate concrete for the service court
- Porte cochere and its gates remain as they are; re-laid bricks will continue to be the surface under the porte cochere
- **Staff analysis:** Given the property-wide care and attention that the original designers invested in the landscaping, hardscaping, and built elements in order to create a cohesive whole, and given that the driveway is one continuous feature viewed (and experienced) from the sidewalk to the carriage house, these service court bricks, like those of the drive along the front lawn, are also historic and character-defining. The service court bricks indeed play a role in the overall "complete work" represented at this property, and they contribute to a high degree of historic integrity in that part of the yard. These bricks should remain in-situ; any expansion to the driveway should use newer/matching replacement brick.

Staff acknowledges that when staff first reviewed a similar scope of work in March for the March 11 HDC meeting (prior to that application's withdrawal), staff did not object to the removal of the service court pavers and their replacement with exposed aggregate concrete. At that time, it was staff's opinion that the pavers at the service court were not as visible as the pavers under the porte cochere and on the driveway south of the porte cochere, and, thus, secondary in importance. In the intervening months, staff has studied

the property and its design in more detail, studied other Bryant Fleming designs, and visited the site. Staff has come to a new understanding and appreciation for the complete design approach that the designers undertook at this property. The property's hardscaping, in both stone and brick, is integral to the site and strongly relates to the house. The property's historic character is supported by the various installations of brick and stone, including the extant and original herringbone paving at the service court.

- **Side porch: replace concrete porch and steps with concrete and reinstall existing rail.** Staff analysis: Assuming retention of the historic stone elements (the proposal only mentions work on the concrete), staff considers this an in-kind repair and replacement. The concrete porch cap is cracked in a few places, the steps are cracked, and the treads are deteriorated.





Both photos above, from applicant materials, show deterioration and insensitive repairs on the side porch's cap and steps.

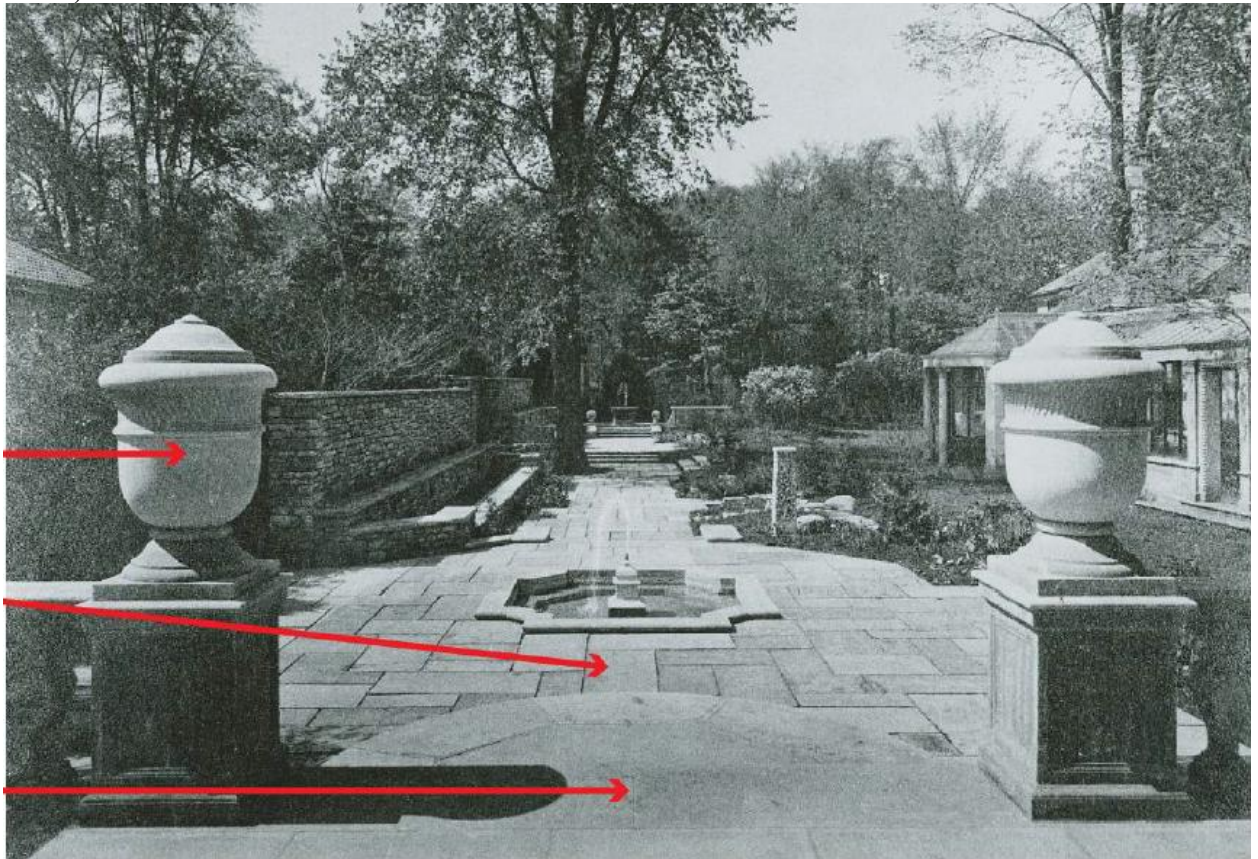
- **Rear yard, service court wall: remove, rebuild, and reinforce using stone to match the carriage house in the same dimensions as existing.** Staff analysis: staff considers this scope item an in-kind replacement that meets the Standards and Guidelines.



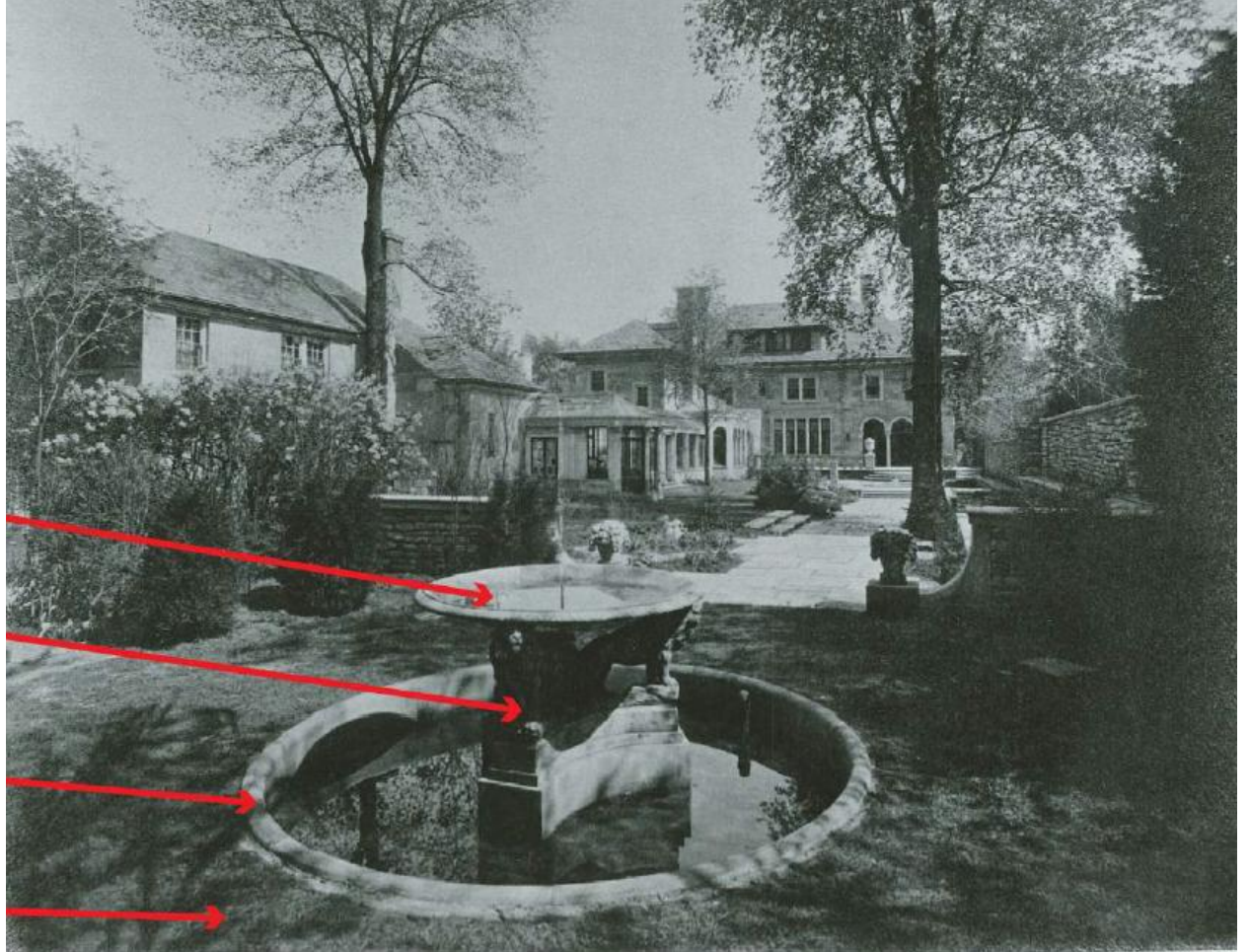
Photo from applicant materials of service court wall to be rebuilt with in-kind materials and with the same dimensions as the existing wall. (Dimensions of existing and proposed need to be submitted to staff.) Staining and deterioration is evident.

- **Install a new metal gate to match the perimeter fence between the service court and the yard.** Staff analysis: staff finds that adding this gate does not remove historic material or diminish historic character and that it would be compatible with the historic materials in size, scale, proportion, and materials.

- **Rear yard, transition terrace: Remove concrete and brick pavers and replace with natural stone pavers. Remove existing fountain sculpture and bowl from existing fountain and replace with replicated limestone fountain (south water feature) from historic photos.**
 - The transition terrace surrounds the south water feature. The plan from *Architectural Record* shows that this terrace was square with stone pavers surrounding the octagonal fountain. An octagonal-shaped terrace with brick pavers replaced the square stone terrace at some point (staff could not determine when). Proposed is to keep the octagonal shape for the new terrace but to use stone pavers like the original terrace. The original water feature was carved limestone, and the proposal is to re-create that feature of limestone. Currently, the fountain includes a cast sculpture and bowl. The concrete basin also needs to be repaired and restored. The cracks of the basin are proposed to be filled, the surface is to be waterproofed, and the bottom of the basin would receive a pebble interior finish. The new water feature would be installed and the entire fountain would be restored to working order. (Page 41 of the application PDF includes a fountain restoration scope of work.)



This photo was taken from the upper terrace at the rear of the house looking north, and it reveals many of the essential components of Fleming's formal, geometric design. The axis is evident, punctuated by the near (south) water feature and the distant, north water feature, and the large-scale, discrete stone pavers provide the base of the design. The rustic stone wall to the west (left) also featured a low water feature, but that particular water feature will not be restored; instead, those low walled pools will be used as planters. The elm tree halfway up the vista is no longer there, and the swimming pool is proposed for that location. (Historic photo provided by applicant in a previous application. Please disregard the red arrows.)



This historic photo, also provided by the applicant in a previous application, shows a very similar view as the photo above, but from the opposite perspective. This photo was taken from the north fountain looking south, and the formal stone paths and terraces are evident from this perspective as well. The grass around the north fountain is proposed to be restored. (Please disregard the red arrows.)

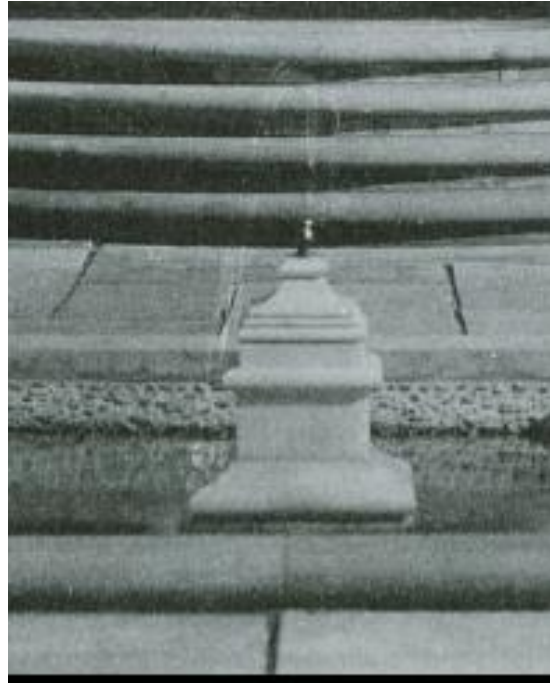


In this photo taken from the upper terrace at the rear of the house looking north, from the south fountain to the north fountain along the west stone wall, the axis Mr. Fleming established is still evident, despite the replacement of stone pavers. (Staff photo, April 2026)



This photo from the north looking south to the south fountain and house shows the axis and historic stone features still intact. (Staff photo, April 2026)

- **Staff analysis:** Staff finds that the terraces and paths with formal, geometric pavers, from the upper terrace to the south water feature to the patio and further north to the north water feature, all on an axis, are essential design elements in this work by significant and nationally renowned landscape architect Bryant Fleming. Large pavers were planned and installed, and they have since been replaced with smaller pavers and bricks. A simple, carved limestone fountain for the south water feature was planned and installed and then replaced at some point. Staff found no information suggesting that the existing sculptural fountain and bowl that replaced the original limestone feature have acquired significance in their own right. Restoring missing character-defining, historic elements, like the original south water feature or the large, geometric and formal stone pavers to match the existing stone in the historic flatwork around the property, is recommended by the Guidelines for Rehabilitating Historic Buildings. (The Guidelines recommend restoring historic, significant features that are missing and the design for the missing feature can be based on historical, pictorial, or physical documentation.)

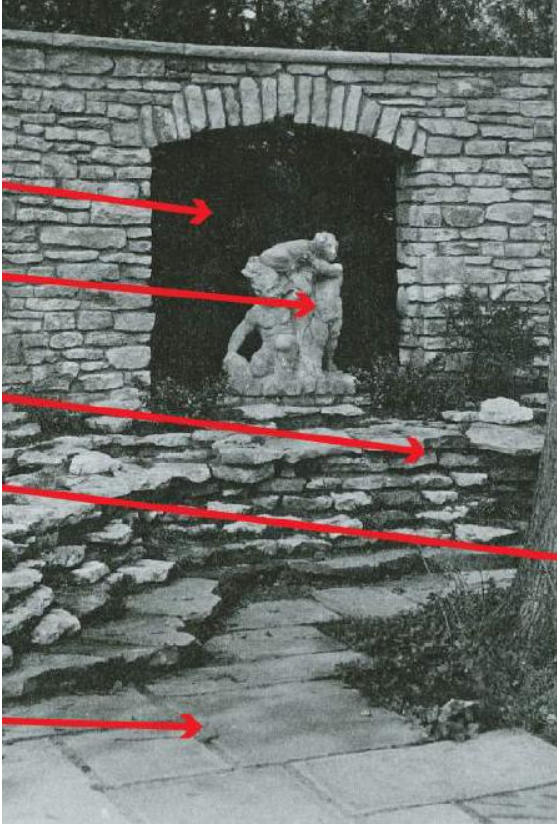


The south water feature: left is the current sculpture and bowl (to be replaced), and on the right is the carved limestone element from a historic photo. The limestone feature is proposed to be replicated. (From the applicant's materials)

- **Rear yard, masonry wall along west side: wall will remain.**
 - Plant evergreens behind wall, keep statue in its location
 - Pavers alongside this wall are to be removed and replaced with stone pavers for pool decking and limestone coping for pool edge.
 - **Staff analysis:** The rustic stone west wall with an alcove for a statue, a contrasting evergreen backdrop, and large stone pavers was central to Mr. Fleming's original design. Preserving or restoring these features meets the Standards and Guidelines.



A staff photo from March 2026 shows the west stone wall, rounded alcove, and statue. (The building visible behind the wall is at the adjacent property.)



This historic photo was provided by the applicant in a previous application, and was marked up by the applicant with red arrows. The evergreen trees behind the statue give the statue a contrasting backdrop, and evergreens are proposed to be planted again, to restore this statue's historic appearance. Also visible are the large-scale stone pavers, and those are also proposed to be restored.

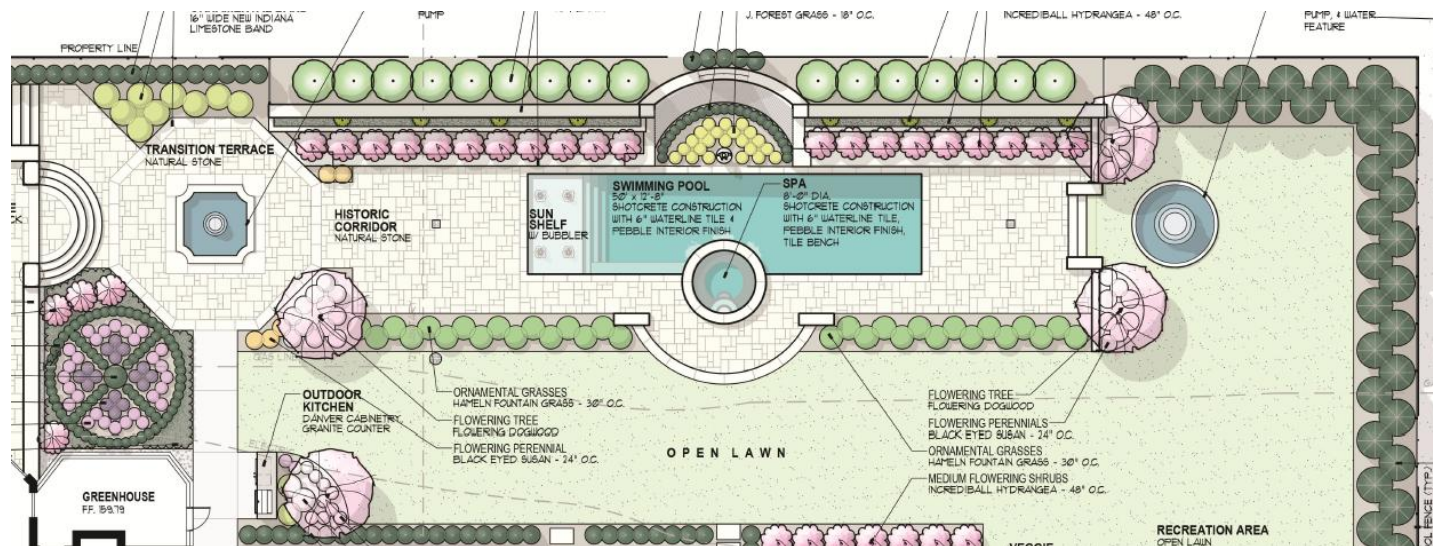
- **Construct pool in front of masonry wall.**
 - The proposed pool would be located in front of the west wall and along the central north-south axis positioned between the south and north water features, with stone pavers surrounding the pool. Mr. Fleming’s original design for this property did not incorporate a pool. However, there is at least one other somewhat similar idea at the Fleming-designed Cheekwood Estate in Nashville, Tennessee (pictured below). There, we see the rustic stone wall and evergreen elements, as seen at this Fisher residence, and we also see a rectangular reflecting pool in front of this rustic stone wall as well. Proposed here is not a reflecting pool but a swimming pool. Still, staff finds that there are similarities between what is being proposed and other work of Mr. Fleming, incorporating some of his design vocabulary into the proposal.
 - **Staff analysis:** Staff finds the stone pavers to be laid between the north and south water features to be restoring a missing character-defining element, as per the Standards and Guidelines. Staff finds the proposed pool with limestone coping to be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment, meeting the Standards. In the context of substantial restoration of historic character via the use of correct materials and pavers, staff finds that the proposed pool element is an acceptable and compatible addition to the historic composition, particularly given its linear character, which reinforces the historic axial design.



Photo of the reflecting pool at Cheekwood Botanical Gardens and Museum of Art, Nashville, TN. Photo by Charles Birnbaum, 2009, at the Cultural Landscape Foundation’s website, available at <https://www.tclf.org/pioneer/bryant-fleming>. Mr. Fleming designed both the house and the gardens for the Cheeks and was hired by the Cheeks in 1929. For reference, 892 W. Boston was built about 1923.



From the application materials, this photo shows the approximate proposed location for the pool. A variety of paving materials is shown, but the proposal would install all stone pavers, restoring the original appearance of the patios, terraces, and paths, while introducing a new pool element. The patio and pool deck area would be enlarged from the current layout; this area between the low wall on the left where plants will be planted and the low stone border on the right is currently 16' 3" wide. The new proposed surface for the large stone pavers and the swimming pool would be 18' 9" wide. The pool is proposed to have limestone coping at the deck, gray interior pool finish on the bottom, and glass mosaic pool tile in pale blues and greens.



From the application materials, the proposed swimming pool is shown among the stone pavers between the south and north fountains. The pool is proposed to measure 50 feet long by 12' 8" wide.

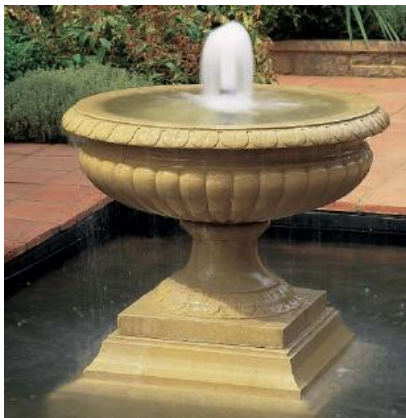
- **Rear yard, north water feature/fountain with lions base**
 - Restore the concrete basin (same methods and materials as for the south fountain),

retain the lions base, and install a new Haddonstone bowl as specified in the application

- In the specifications included with the application, the bowl is shown on a pedestal, but the bowl can be purchased separately.
- Restore the lawn around the fountain.
- Historic photos show a simple, shallow bowl for the fountain, in contrast to the rounded and patterned Haddonstone bowl that has been specified in the application.
- **Staff analysis:** The careful repairing and restoration of the concrete basins of the fountains so that they are returned to their historic appearance meets the Secretary of the Interior's Standards for Rehabilitation, since historic materials are being repaired and not replaced. It is important that the waterproofing methods proposed for the basins will preserve the concrete over the long term and will not change the concrete basins' color or design. For the north fountain, preserving and repairing the historic base (as proposed) meets the Standards and Guidelines. The proposed replacement bowl does not match the shallower, flatter historic bowl, but is more like the shape of the current (replaced) bowl with more ornamentation. Since the existing bowl is not historic, the Standards allow it to be replaced and require that the replacement is compatible. Assuming that the bowl will properly fit the lions base, staff finds the bowl compatible with the base.



From the application materials, the existing north fountain (left) and the historic north fountain (right). The historic bowl was much flatter and shallower than the existing bowl.



Proposed replacement bowl for the north fountain. (The bowl would be supported by the historic lions base instead of this pedestal.) This bowl is precast concrete and is closer in shape to the existing bowl, but is more detailed than either the historic or current bowl.

- **Repair perimeter fence and limited in-kind replacement.** Staff analysis: this scope item is considered maintenance—the appearance of the material will not be changed other than the effects of weathering will be eliminated.
- **Install new outdoor kitchen.**
 - The existing outdoor kitchen is located west of the transition terrace and just south of the rustic stone wall along the western boundary of the yard. It is proposed for removal. The kitchen is not original to the property and has not acquired significance in its own right. Staff considers the current kitchen non-historic and, as such, staff does not object to its removal.
 - The proposed outdoor kitchen is pictured below and would be installed near the service court wall, across the stone path from the greenhouse.
 - **Staff analysis:** staff finds that this proposed scope item does not impact historic resources and that it meets the Standards and Guidelines because the proposed work would not alter features or spaces that characterize the property, and it would not destroy historic materials that characterize the property.



The existing outdoor kitchen, located west of the transition terrace and just south of the rustic stone wall along the western boundary of the yard. The kitchen is not original to the property and has not acquired significance in its own right. Staff considers the current kitchen non-historic and, as such, staff does not object to its removal.



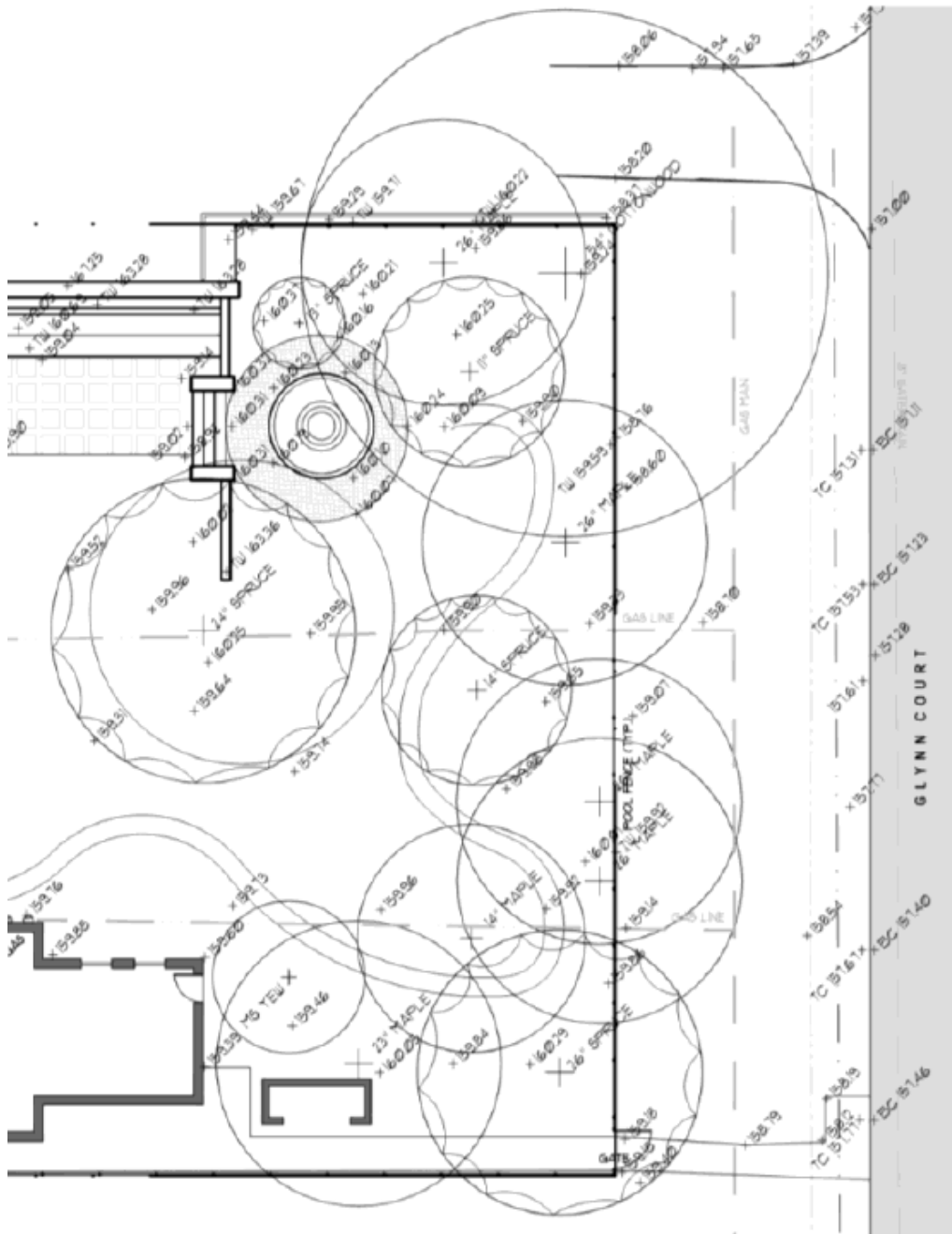
The proposed outdoor kitchen to be installed near the service court wall, across the stone path from the greenhouse.

- **Install a crushed stone path between the garage and the east property line.**
 - Staff analysis: This maintenance path would be along the east side of the garage from the service court to the rear property line. It would not be visible from the house or backyard where the historic, character-defining features are because the garage and a bank of arborvitae separate the historic features in the backyard from this narrow path. As a result, staff finds that this proposed path does not impact historic resources and that it meets the Standards and Guidelines because the proposed work would not alter features or spaces that characterize the property, and it would not destroy historic materials that characterize the property.

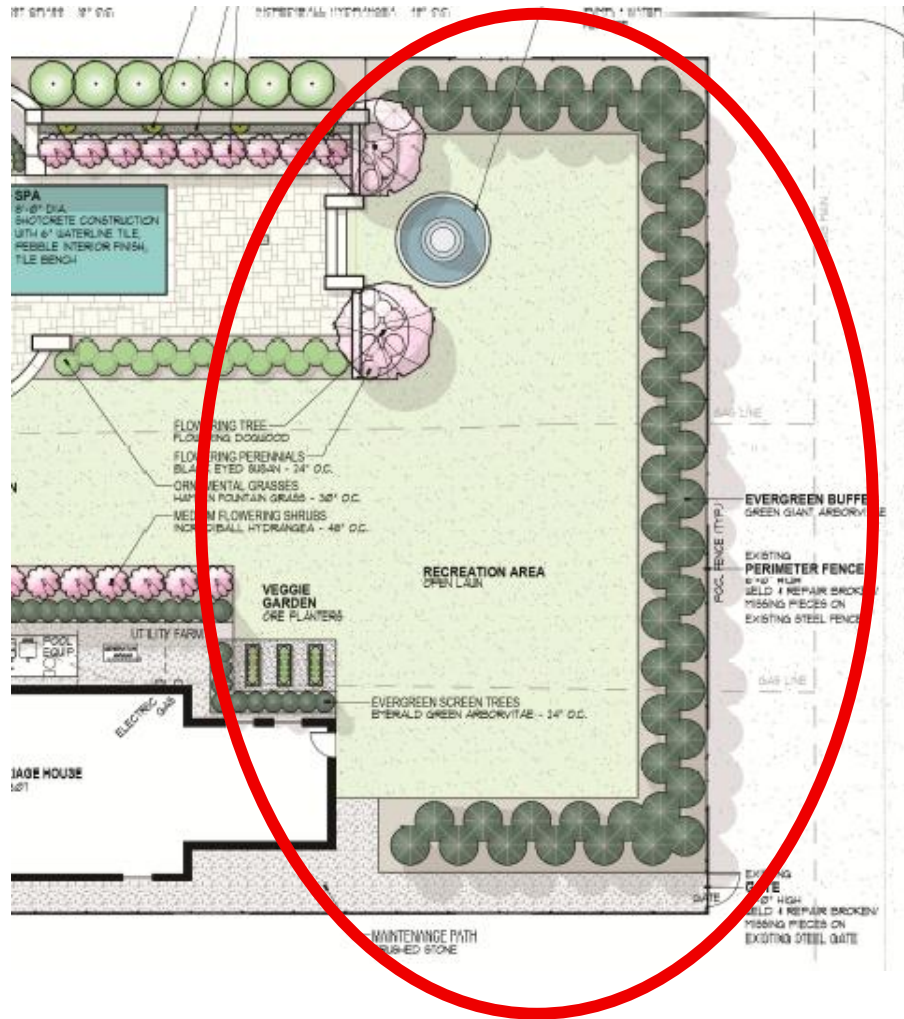
- **Remove all spruces, maples, and a cottonwood at the rear of the yard. Replace with perimeter evergreen arborvitae and a lawn from the arborvitae south to the stone path/terrace near the north fountain.**
 - Currently, there are several mature trees near the rear of this lot (to the north of the north fountain).
 - In Mr. Fleming’s design, some trees in this area of the yard were framing and featuring the north fountain, but staff doesn’t see any trees on site now that could feature and frame the north fountain in a similar way. The existing conditions on this north end of the lot now don’t seem to staff to be intentional or designed, and they don’t appear to staff to have been in place 100 years ago when this significant cultural landscape was designed.
 - **Staff analysis:** Although these trees are mature and have clearly been on site for some time, from a cultural landscape perspective, staff does not find these trees currently on site now to be significant, historic, or character defining.



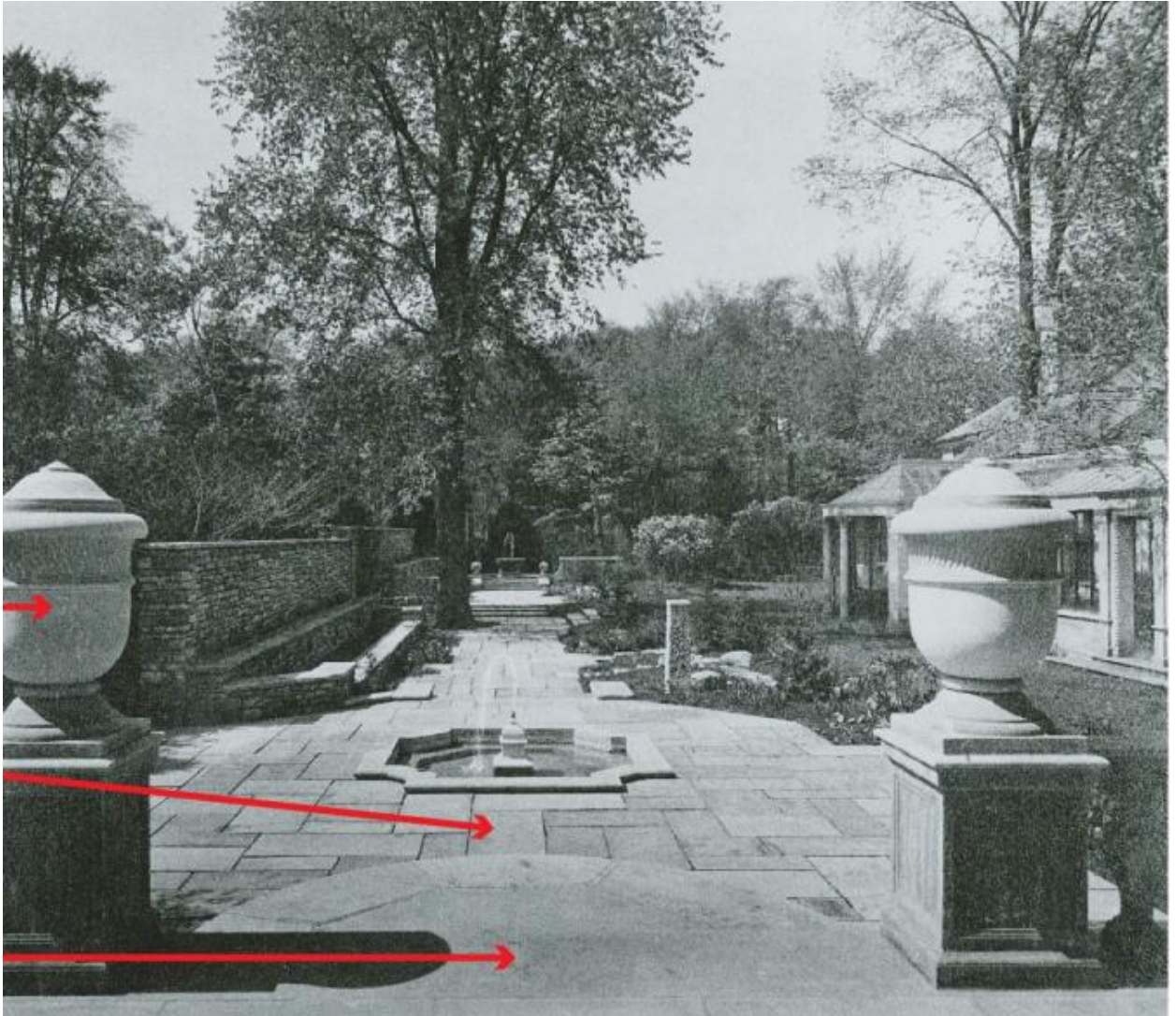
Current view of the north end of the lot, showing the mature trees in place. They are all to be removed and to be replaced with arborvitae around the perimeter of the yard and grass. Tall evergreens are the dominant trees shown here. (Photo from the application materials)



From the applicant's materials, shown is an inventory of existing trees on the lot at the northernmost end (rear) of the lot, north of the north fountain, near Glynn Court. All are proposed to be removed. Shown are 5 spruces (between 6 and 16" DBH), 5 maples (between 14 and 26" DBH), a yew, and a cottonwood (54" DBH). An arborist evaluated the health of the cottonwood and that report has been provided to the commission on the website.



From the applicant's materials (with a staff-drawn oval), proposed is to replace the current trees with perimeter arborvitae and a lawn.



This historical photo from a previous application shows the trees at the rear of the lot in Mr. Fleming’s design. Staff does not see any of the trees in this photo now on the lot. Staff sees that the view itself to the far end of the path, looking at the north fountain, is a significant feature. That north fountain appears to be deliberately framed by some trees forming an arch and offset by a dark feature beyond the fountain (an evergreen shrub perhaps). Staff sees no trees in this area now that could create the same arched and backdrop effect.

STAFF RECOMMENDATION:

This third and final section takes staff’s itemized “objections” identified in the first section, and presents them in the form of “conditions” in support of a proposed approval recommendation or “reasons” in support of a proposed denial recommendation, in the form required by Section 21-2-78 of the City Code. The Historic District Commission is not required to accept staff opinions or recommendations.

Section 21-2-78, Determinations of Historic District Commission

Recommendation 1 of 1, Certificate of Appropriateness

Staff recommends that the proposed work will be appropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Boston-Edison Historic District's Elements of Design, with the conditions that:

1. The active chemical in Klenztone and the solution strength/the selected Klenztone product will be submitted to staff and a test patch will be administered before the stone paver cleaning begins.
2. Once a test patch is completed, staff will be provided a photo of clean stone pavers next to the proposed replacement samples for review and approval before paver work begins.
3. Any mortar used in the stone repairs needs to match historic mortar and be softer than the stone.
4. The driveway at the front of the house will be expanded by less than the proposed 5'8". The widened driveway will be no wider than 9' 6" at the sidewalk and 12' along its length and at the porte cochere.
5. The service court bricks must remain in-situ; any expansion to the driveway must use matching bricks, but the bricks cannot be sourced from the service court.
6. Dimensioned drawings for the south fountain will be submitted to staff and approved before work begins.
7. Dimensions of the current and proposed service court wall will be provided to staff, and a clear photo of the sample replacement material against the existing material will be provided to staff before work begins.